



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Zoning Hearing Board

Original

Exhibit Z-4

Appeal Number: 2014-417

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

RECEIVED

SEP 19 2014

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

BENSALEM TOWNSHIP
BUILDING AND PLANNING

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☒ Administrative Officer in refusing my application for a building permit dated: 9-10-14
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: THOMAS Denicolo

Address: 1872 Hulmeville Rd. (R)
Bensalem Pa 19020

Phone No. [REDACTED]

Owner's Name: Thomas Denicolo

Address: 6601 Tabor Road
Phila Pa 19111

Phone No. [REDACTED]

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.):

Owner

1. Application relates to the following:

Check items if applicable:

- | | |
|---|--|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input type="checkbox"/> Yards |
| <input checked="" type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 02-031-171

Location: 1138 Clover Nook Rd.

Lot Size: 75' x 100'

Present Use: Single Family

Proposed Use: Single Family

Present Zoning Classification: R-2

Present Improvement upon Land: Yes

Deed recorded at Doylestown in Deed Book Plan Book 1 Page 1

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.

N/A

4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office: _____

N/A

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

N/A

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

We are not Changing Foot Print of Home.

The Home has 3 Dormers now. We are requesting to remove those and infill creating full second floor.

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Appellant's or Owner's Signature

Date

9/17/14

Sworn to and subscribed before me this

17th day of September 2014

COMMONWEALTH OF PENNSYLVANIA

NOTARIAL SEAL

ALYSSA L LEBER

Notary Public

BENSALEM TWP., BUCKS COUNTY

Notary Public

My commission expires: November 13, 2017



BENSALEM TOWNSHIP

Building and Planning Department

Office 215-633-3644 • Fax 215-633-3753

Matthew K. Takita

Director of Building and Planning

2400 Byberry Road • Bensalem, PA 19020

September 11, 2014

Thomas Denicolo
1872 Hulmeville Rd
Bensalem, PA 19020

Project:	SECOND FLOOR ADDITION
Project Address:	1138 Clovernook Ave Bensalem, PA 19020
Tax Parcel:	02-031-171
Property Owner:	Same as addressed
Permit Status:	Application Denied

Electronic Review Status

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to Chapter 232 ZONING, [Section 232-167(e)(3)]. The attached sheets show what was found during the review and this information is required to complete the permit application for the above referenced project.

The review process utilizes Adobe Acrobat allowing reviewers to make their comments directly on the plan pages. These comments are tracked throughout the review and a printed summary serves as the basis for a rejection on the project until required changes have been made. The attached sheets will show an image of the plan page including its associated comments with connector lines. Only those pages of the plans that require a revision have been generated and included.

You are required to resubmit plans with revisions and will need to burn the **complete** set of plans with revisions to a new disc. Return it to the Building & Planning Department. You are to include a summary list of **all** changes that were made to the plans including those required by the Township. For each change made to the plans, note the sheet number, drawing title, and a brief description of the change made. Please label the disc with the project address, date and revision number to distinguish it from any earlier submissions.

It is our intent that you receive as few rejections as possible and provide reviewers a more efficient method for completing the review by utilizing the comments summary. The print dialog box should include the following summary options:

- * Layout - Document and comments with connector lines on single pages
- * Font Size - Large font size
- * Include - all comments
- * **Clear** - the checkbox to NOT include pages containing no comments

It is possible that upon receipt of the revised plans, additional items for compliance may be required. This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

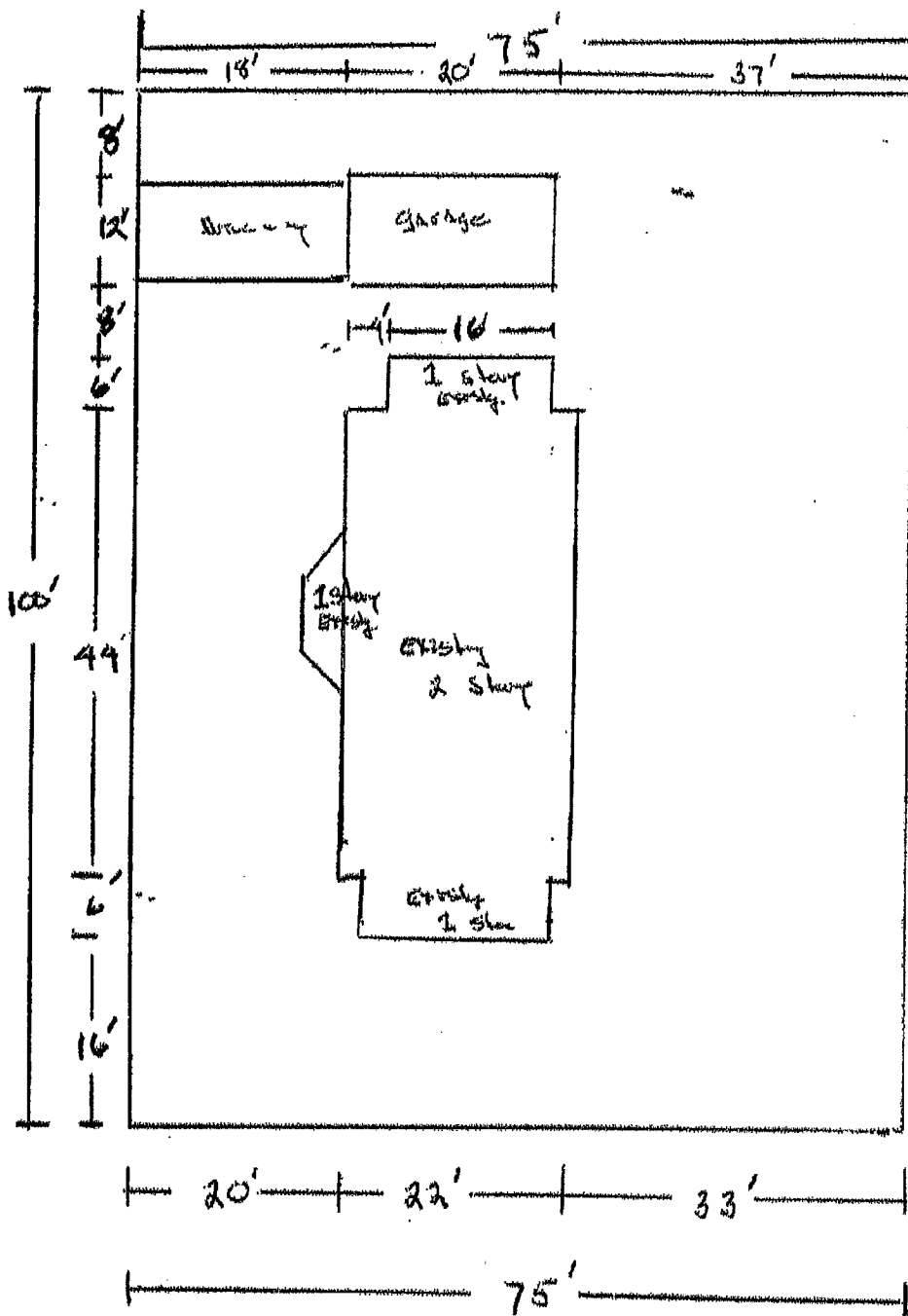
You have the right to appeal this rejection letter. Applications for the Zoning Hearing Board can be obtained from the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Harold W. Gans, P.E., P.L.S.
Township Engineer

Email address

HWG/lva
Enclosures



1-the proposed construction encroaches into the front yard setback areas of both Bowman and Clovernook Avenues which is not permitted.
[Section 232-167(e)(3)]

100'

Thomas Deucolo
1138 Clovernook Rd.
Bensalem Pa 19120

Scale - $\frac{1}{4}" = 4'$

Summary of Comments on 20140905_084601.pdf

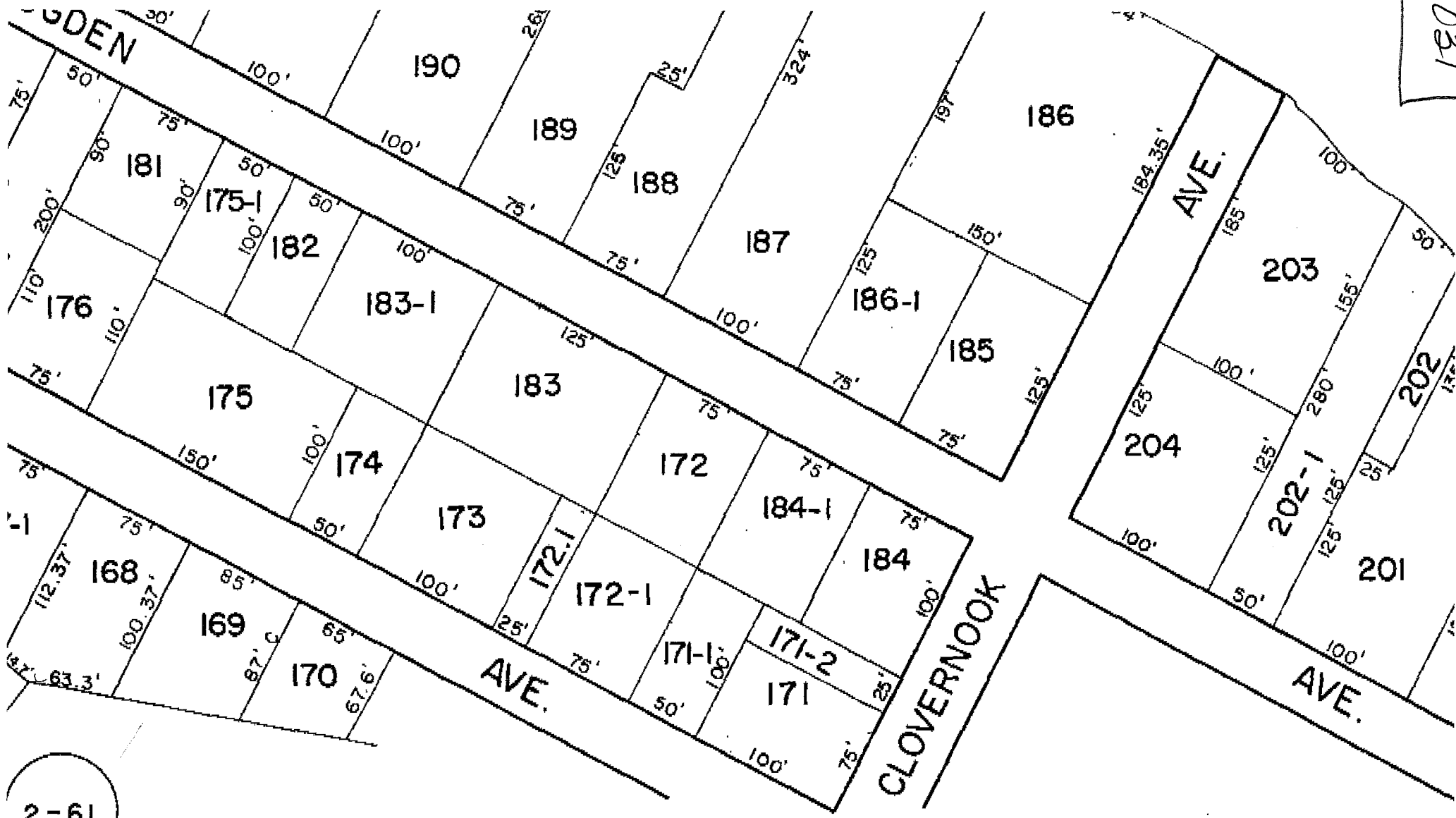
Page: 15

 Number: 1 Author: rgans Subject: ZONING REJECTION Date: 9/11/2014 2:48:46 PM

 Number: 2 Author: rgans Subject: Text Box Date: 9/11/2014 2:56:47 PM

1-the proposed construction encroaches into the front yard setback areas of both Bowman and Clovernook Avenues which is not permitted.
[Section 232-167(e)(3)]

02-031



2-61